

CANMORE
ALBERTA

THE
GATEWAY
AT THREE SISTERS

PHASE TWO • LAUNCHING APRIL 2027

KEEP YOUR PEOPLE IN THE BOW VALLEY

EMPLOYEE RESIDENTIAL SUITES
AT THE GATEWAY AT THREE SISTERS

44 BRAND-NEW SUITES • SEVEN FLOOR PLANS

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(403) 807-5421 • (403) 597-8768

LEASED AND PROFESSIONALLY MANAGED BY EDON MANAGEMENT
A THREE SISTERS MOUNTAIN VILLAGE COMMUNITY

THE BUSINESS CASE

HIRING IN THE BOW VALLEY IS NOT THE HARD PART. HOUSING YOUR TEAM IS.

Bow Valley's rental market is tight. Employers across the valley carry roles they have already filled on paper, because the person who took the job could not find anywhere to live within reach of it.

Phase 2 answers that directly. 44 brand-new suites, each allocated whole to a single employer, furnished and with utilities included. You hold the lease. Your people hold the keys.

Available exclusively to businesses, The Gateway offers employers a professionally managed housing solution designed to support employee recruitment satisfaction and long-term retention.

Phase 1 is fully leased. Phase 2 is being allocated now, ahead of the April 2027 opening.

44

SUITES IN PHASE 2

7

FLOOR PLANS TO
CHOOSE FROM

1-5

BEDROOMS PER SUITE

12

MONTH MINIMUM LEASE

SUITES ARE LEASED EXCLUSIVELY TO BUSINESSES FOR EMPLOYEE ACCOMMODATION. FIGURES DESCRIBE PHASE 2 AT FULL OCCUPANCY.



PREMIUM LIVING

NINE-FOOT CEILINGS. FURNISHED THROUGHOUT.

Suites arrive complete. Quartz counters, a full appliance package, the furniture already in place and internet included – one specification across all seven plans, one bedroom to five.



IN EVERY SUITE — AND IN THE BUILDING

 Furniture package included

 Utilities and Wi-Fi included

 In-suite laundry

 Heated underground parking

 Secure bike storage

 Private lobby and elevator

PREMIUM FINISHES

Quartz counters, sleek cabinetry, apartment-size energy-efficient appliances, neutral tones and clean lines.

FURNITURE PACKAGE

Beds and nightstands, sofa and accent chair, coffee table, television and stand, kitchen stools.

SPACIOUS LAYOUTS

Open kitchen and living areas, walk-in closets, private bedrooms, and a patio or balcony on most plans.



A COMPLETE COMMUNITY, NOT A CAMP

WORK, LIVE AND ENJOY

The Gateway is part of the Three Sisters Mountain Village community. Shops and services sit at street level, and transit and the highway are both close at hand — so a staff household can run without a second vehicle, and employees settle in rather than pass through.

AT THE DOORSTEP

- Grocery store
- Liquor store
- Restaurants and retail
- Medical and professional services
- Additional retail and services

GETTING TO WORK

- Regional transit access
- Direct Trans-Canada Highway access
- Underground parking
- Secure bike storage
- Walkable street network

OFF THE CLOCK

- Bow Valley trail network
- Rivers, parks and playing fields
- Downtown Canmore
- Banff and Kananaskis nearby

A PLACE EMPLOYEES CHOOSE TO STAY. A WORKFORCE YOU KEEP.

SEVEN PLANS

ONE TO FIVE BEDROOMS

Every plan is finished to the same specification. Choose the mix that matches your roster — suites on one or several floors can be held together for a single employer.

PLAN	LAYOUT	LIVING AREA	IN PHASE 2
A	4 BED · 4 BATH · BALCONY	± 1,341 sq ft	20 SUITES
B	5 BED · 5 BATH · BALCONY	± 1,597 sq ft	4 SUITES
C	3 BED · 2 BATH · BALCONY	± 977 sq ft	4 SUITES
D	3 BED · 3 BATH · BALCONY	± 1,090 sq ft	4 SUITES
E	1 BED + DEN · 1 BATH · PATIO	± 770 sq ft	4 SUITES
F	1 BED + DEN · 1 BATH · BALCONY	± 733 sq ft	4 SUITES
G	1 BED + DEN · 1 BATH · BALCONY	± 764 sq ft	4 SUITES
TOTAL		44 SUITES ACROSS TWO BUILDINGS	

NOW LEASING · OCCUPANCY APRIL 2027

INQUIRE HERE

Call (403) 807-5421 or (403) 597-8768, or email residential@edonmgmt.com, and we will confirm what is available for your headcount and start date.



SCAN FOR
AVAILABILITY

Living areas are RMS areas, approximate, subject to final measurement, and may vary between suites of the same plan type. Suite mix, areas, finishes, availability and occupancy dates are subject to change without notice and do not form part of any lease or offer. E. & O. E.

FLOOR PLANS

THE TEAM SUITES

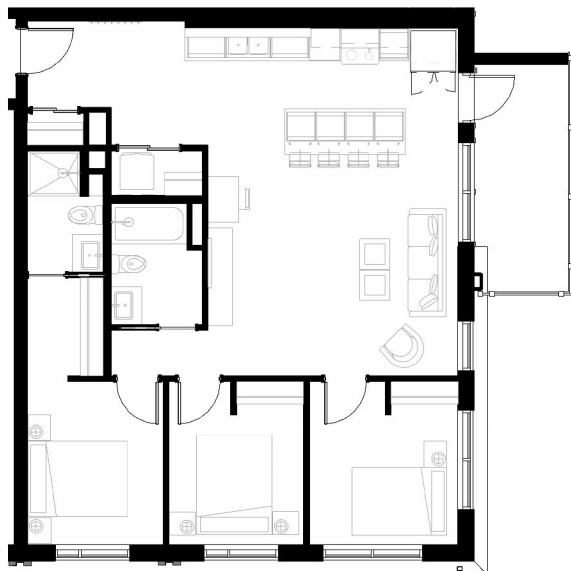
Three to five private bedrooms, most with an ensuite bath, around a shared kitchen and living room.



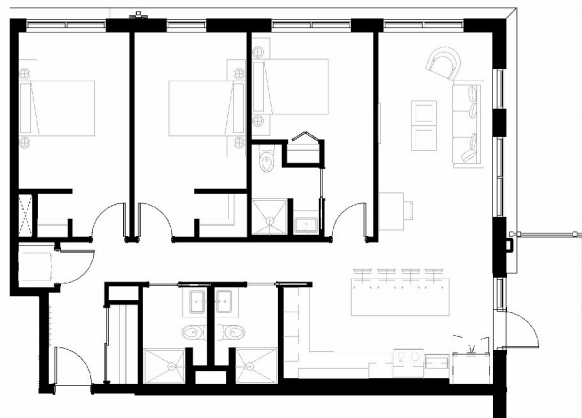
A 4 BED · 4 BATH · BALCONY ± 1,341 SQ FT



B 5 BED · 5 BATH · BALCONY ± 1,597 SQ FT



C 3 BED · 2 BATH · BALCONY ± 977 SQ FT



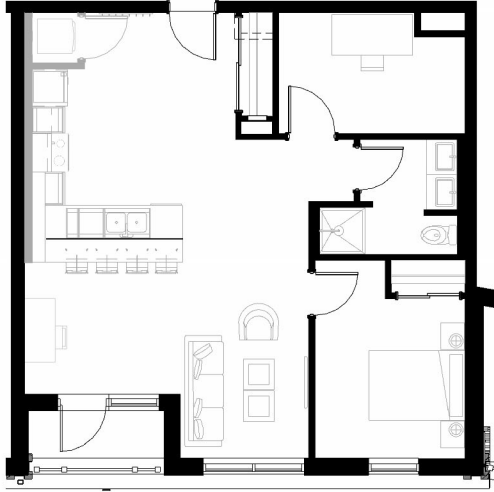
D 3 BED · 3 BATH · BALCONY ± 1,090 SQ FT

Plans are shown for comparison, are not to scale with one another, and are not for construction. Areas are approximate and subject to final measurement. Layouts may be mirrored or handed depending on location within the building.

FLOOR PLANS

THE COMPACT SUITES

One bedroom, an enclosed den and a full bath — for supervisors, couples and single occupants.



E 1 BED + DEN

1 BATH · PATIO

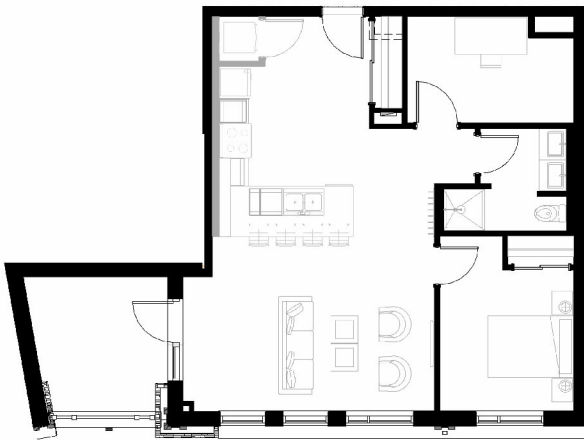
± 770 SQ FT



F 1 BED + DEN

1 BATH · BALCONY

± 733 SQ FT



G 1 BED + DEN

1 BATH · BALCONY

± 764 SQ FT

A NOTE ON THE DEN

In plans E, F and G the den is an enclosed interior room — a home office, storage, or a quiet room on a shift-work roster. Whether it suits a second occupant depends on your requirements and the final approved layout; it is not a legal bedroom.

HELD AS A BLOCK

Compact suites are often taken alongside a team suite on the same floor, so a supervisor lives beside the crew. Twelve of the 44 suites in Phase 2 are plans E, F and G.



LAUNCHING APRIL 2027

PLAN AHEAD FOR YOUR 2027 WORKFORCE HOUSING NEEDS.

Phase 1 is fully leased. Phase 2 is scheduled to launch in April 2027 with 44 suites across two buildings, and blocks are being allocated to employers now. Tell us how many suites you need and when – a short call is usually enough to get started.

LEASING INQUIRIES

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SUITE AVAILABILITY & PLANS

[leasing.edonmgmt.com/Canmore-
Employee-Housing](https://leasing.edonmgmt.com/Canmore-Employee-Housing)



SCAN TO
INQUIRE

EMPLOYEE RESIDENTIAL SUITES • PHASE 2 • MINIMUM 12-MONTH LEASE

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